

Board Members Attending: Kim Fusselman, Gil Clarke, Jerry Simon, Chris Bigge

Homeowners Attending: Gerri Rivera, Dave Herstedt, Kathy Hubbard, John Hubbard

Agenda

Treasurer's Report

Landscape Report

Security Committee Report

Cottonwood Removal

Other Business

Quarterly HOA dues notice: All Homeowners

Quarterly HOA Assessments are due on the 10th of the first month of each quarter (January 10, April 10, July 10, October 10). Current Quarterly Assessments are \$246.

It is the responsibility of each homeowner to pay their dues on time to avoid being charged a late fee.

This notification is necessary as there is an increased incidence of emails failing to be delivered by internet providers, and to reduce the workload of volunteer Board members.

Please report any operational problems that you observe with the Gates to Jeff Hansen, Gate Keeper.

Treasurer's Report (Jerry Simon): There are no outstanding issues currently. The Board will seek reimbursement for Gate-It expenses for the Manhattan Gate repair.

Landscape Report – August/September 2019 (Dave Herstedt)

Contracted duties completed: 1) mowing grass areas; 2) trimmed grass by trees, bushes & edges; 3) greased all gate pivot points; 4) trimmed many bushes and trees; 5) removed organic debris from community: entrance at Mountain and Manhattan, Postage Stamp, Leguna Seca, etc.; 6) fertilized plants throughout development; 7) hand removed weeds, especially invasive species, including goat heads, dandelions, oxalis, bindweeds, etc.

Monitored irrigation system: checked system in all zones and reduced zone watering times; replaced two solenoids at well heads; replaced broken bubbler in SCA and three sprinkler heads.

Work continued on the SCA entrance project: Installed 20 railroad cross ties, widened and leveled west side for phase 2 (sturdy railing on west side).

Began work to improve the overall appearance of the NCA as viewed from Mountain Road (NE and NW corners of NE NCA) and berm refresh (new edging around berms).

16 bags of Turf Builder were purchased and applied to NCA and SCA grass.

November Plans: Collection of debris and tree leaves will intensify. Winterizing product shall be bought and applied to NCA/SCA grass. Dead bushes at well heads shall be removed and new bushes planted. [Several attempts to establish bushes have failed. There may be places where new bushes are not warranted.] The irrigation system diagram shall be completed. The SCA project shall be completed.

Security Committee (Gerri Rivera): Recommendations Concerning Gate Replacements (9/8/2019)

The Security Committee of the Gardens on the Rio Grande met on 8/17 and 9/8 to consider issues related to replacement of the Mountain Road and Manhattan Place entrance/exit gates. The following recommendations to the Gardens HOA were agreed upon by the Security Committee.

- 1) Both gates (Mountain Road and Manhattan Place) should be replaced as soon as possible to avoid interim repairs. It is preferred that both gates be replaced at the same time. If this is not possible then the two gates should be replaced within a period of six months or less. The existing gates are costly to maintain and are ineffective in keeping unauthorized pedestrian traffic from passing through the community. Replacement gates should comply with applicable codes and be more of a deterrent to unauthorized pedestrians and vehicular traffic.
- 2) The HOA should submit a plan for replacement of the gates to all current homeowners of the Gardens for acceptance or rejection. This plan should include a description of the cost, anticipated replacement schedule, and method of paying for the replacement gates. More specifically, the HOA plan for replacement of the gates should describe whether the funds for replacing the gates will come from reserves intended for road maintenance or a one-time funding assessment. The Security Committee does not recommend funding via an increase in HOA dues. The HOA plan for replacing the gates should include a list of Pros and Cons for the various funding methods considered.
- 3) Installation of video cameras at the gate is not warranted because: a) they are subject to damage; b) it may be difficult to get someone to review video recordings; c) there is concern that APD may not follow up on video camera evidence of intrusion events.

Currently there is lighting at the Mountain Road gate, and there is a street light near the Manhattan Place gate that illuminate these areas. Other than replacing burnt out lamps at the Mountain Gate, additional lighting is not recommended.

- 4) The HOA should investigate inclusion of audible forced entry alarms at the Mountain Road and Manhattan Place gates.

Discussion of Security Committee Recommendations on Gate Replacement

Preliminary Investigation of Gate Replacement Options: (information subject to change)

- Gate-It (Build and Service) can replace gates identical to what we have for \$28,000.
- Scott's (Installer/Designer; Certified Service and Maintenance) – all gates replicated (\$24,000). Repair Manhattan Gate (\$6,000). Redesign Manhattan Gate (\$18,000).
- Automatic Access – No Show for meeting with Dave H.

The Road Reserve Account currently has ~ \$30,000. Sealing the road will cost \$6000 – 9000 and should be done in the next two years. Other expensive items that may be impacted are maintenance of the three water wells, and Big Tree trimming (Elms on North Common, Cottonwood in South Common, etc.).

The Board agrees that a special meeting of homeowners is needed to decide on Gate Replacement/Gate Fix and how it shall be paid for (One-time Assessment or Raise Dues). The special meeting may coincide with the Annual Homeowners meeting and should be as early in 2020 as practical (January or early February).

Other Business: There was general agreement that it is a bad precedent for the HOA to provide resources for removal of trees on individual lots. Several comments were received from homeowners whose individual problems had not been shared/corrected through the HOA Board.

Apparently the Round-About at Mountain and Rio Grande will be under construction in the near future. Rio Grande will become single lane traffic. According to our City Counselor the single lane traffic on Rio Grande will “reduce traffic congestion”. (What is he smoking?)

Respectfully Submitted,

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